

092.A

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

653,300 / 653,300

USE VALUE:

653,300 / 653,300

ASSESSED:

653,300 / 653,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLE JONATHAN R
Owner 2:	
Owner 3:	

Street 1: 151 PHEASANT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	COLE JONATHAN R -
Owner 2:	-

Street 1: 151 PHEASANT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 7,725 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 1538 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7725		Sq. Ft.	Site		0	70.	0.84	5									456,225						456,200	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7725.000	197,100		456,200	653,300			
Total Card		0.177	197,100		456,200	653,300	Entered Lot Size		
Total Parcel		0.177	197,100		456,200	653,300	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	424.77	/Parcel: 424.7	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	197,100	0	7,725.	456,200	653,300	653,300
2019	101	FV	172,200	0	7,725.	462,700	634,900	634,900
2018	101	FV	172,200	0	7,725.	345,400	517,600	517,600
2017	101	FV	172,200	0	7,725.	312,800	485,000	485,000
2016	101	FV	172,200	0	7,725.	299,800	472,000	472,000
2015	101	FV	171,300	0	7,725.	254,200	425,500	425,500
2014	101	FV	171,300	0	7,725.	241,100	412,400	412,400
2013	101	FV	171,300	0	7,725.	229,400	400,700	400,700

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAFFERTY JACQUE	31172-232		2/28/2000		255,000	No	No		
	17096-433		6/1/1986		57,500	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2017	15	Re-Roof	8,660	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
5/15/2000	MLS	MM	Mary M
2/15/2000	Mailer Sent		
2/15/2000	Measured	264	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 19 - Ranch				Full Bath: 1	Rating: Average																										
Sty Ht: 1 - 1 Story				A Bath:	Rating:																										
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																										
Foundation: 1 - Concrete				A 3QBth:	Rating:																										
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																										
Prime Wall: 4 - Vinyl				A HBth:	Rating:																										
Sec Wall:			%	OthrFix:	Rating:																										
Roof Struct: 1 - Gable																															
Roof Cover: 1 - Asphalt Shgl																															
Color: BEIGE																															
View / Desir:																															
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																							
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																					
Year Blt: 1957	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																						
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other																							
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper																							
Const Mod:								Lvl 2																							
Lump Sum Adj:								Lvl 1																							
INTERIOR INFORMATION				CONDOS INFORMATION				Lower																							
Avg Ht/FL: STD				Location:				Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1																			
Prim Int Wall: 1 - Drywall				Total Units:																											
Sec Int Wall:		%		Floor:																											
Partition: T - Typical				% Own:																											
Prim Floors: 3 - Hardwood				Name:																											
Sec Floors: 5 - Lino/Vinyl	20%																														
Bsmnt Flr: 12 - Concrete																															
Subfloor:																															
Bsmnt Gar: 1																															
Electric: 3 - Typical																															
Insulation: 2 - Typical																															
Int vs Ext: S																															
Heat Fuel: 1 - Oil																															
Heat Type: 3 - Forced H/W																															
# Heat Sys: 1																															
% Heated: 100		% AC:																													
Solar HW: NO		Central Vac: NO																													
% Com Wall		% Sprinkled:																													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 092.A-0003-0002.0												IMAGE															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
More: N				Total Yard Items:				Total Special Features:								Total:															